

Karmell

New Zayed

The Villas

California inspired living

Carmel By The Sea

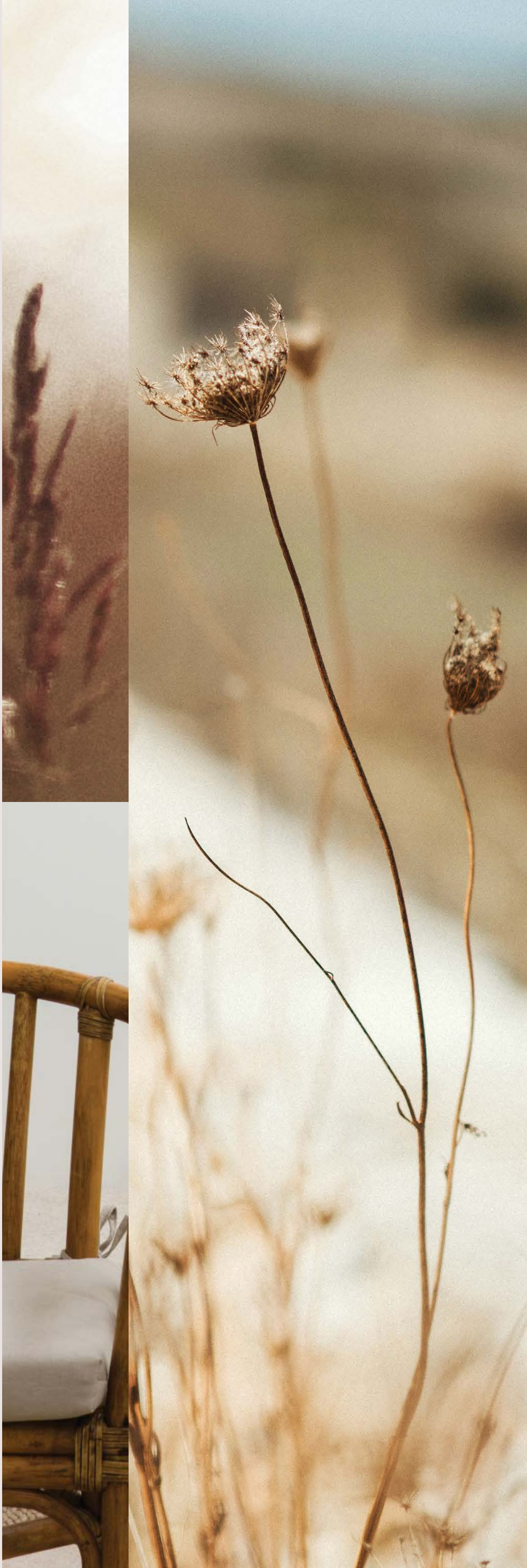
Inspired by a small coastal community in California thats defined by its fairytale-like architecture and depth of culture, Carmel-by-the-Sea, charmingly puts you in the simplicity of its small town, putting you right at home, with mesmerizing scenery and pleasant pathways that abound in all directions.

A Bright Idea

Borrowing from the calm, cool, Californian coastal county with the same name, you will find more than just another real-estate venture to invest in. Rather, you will find an entirely new state of culture that you will want to invest your future in.

Find your Karmell.
Find your California inspired living.





The Gateway Land



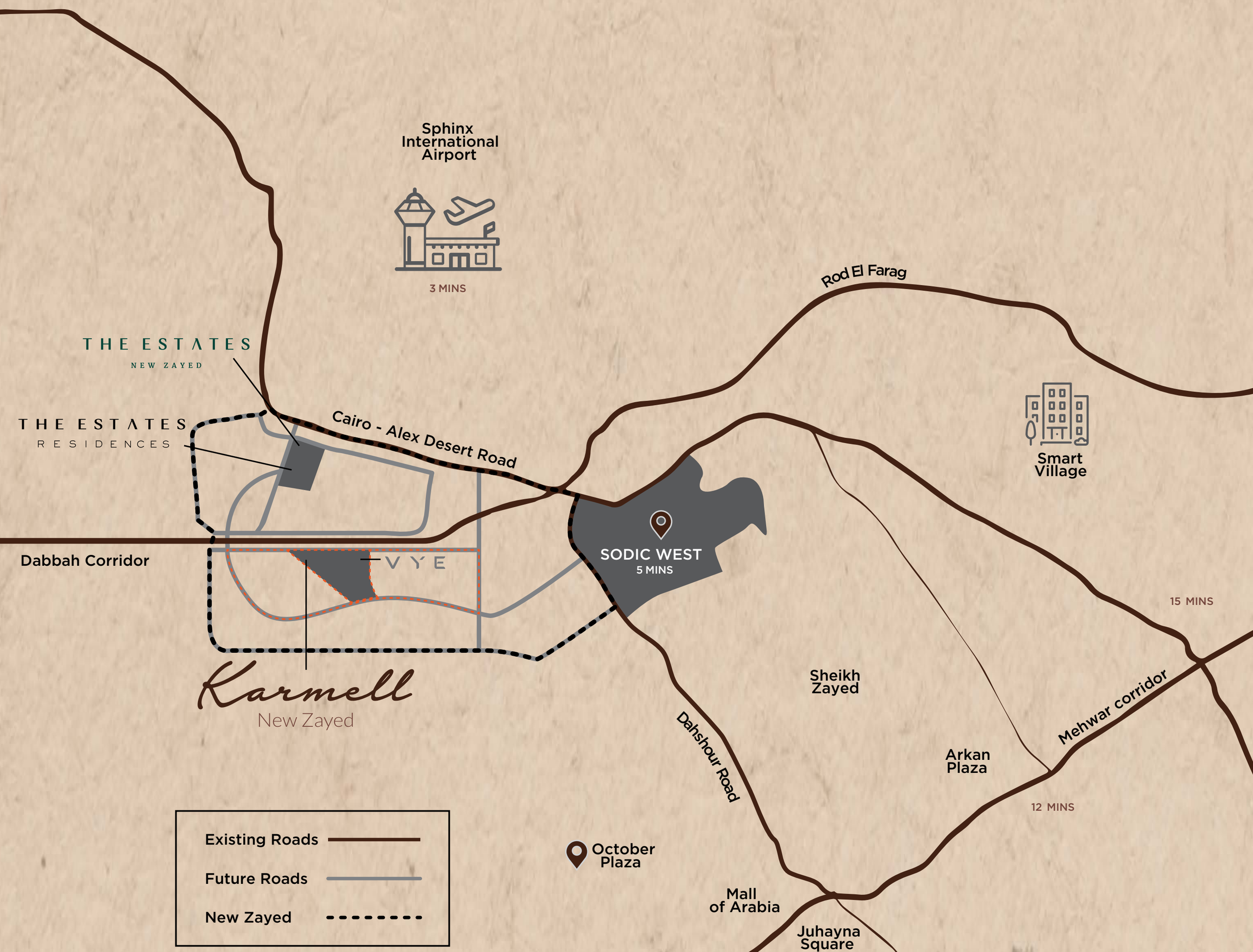
Karmell rests comfortably on 125 acres of secluded prime real estate as part of SODICs current roster of 464 acres of land in New Zayed. Your own California in Cairo.

The Destination



Setting the Scene

Right in the heart of New Zayed, mere minutes from SODIC West and Zayed City is where Karmell resides. It allows for convenient and direct access to Dabaa - Rod El Farag Axis and is a forty-minute drive to downtown Cairo. it also neighbors the Cairo-Alex Road and is a quick twenty-five-minute ride from Lebanon Square.



The Drive

Surround yourself with picturesque scenery at The Drive, while staying close to everything that you need. It is the path that promises you a carefree route, until you reach your place. The Drive is your airy path, towards all that you want, allowing every view to sink in.

The Walk

This Walk is an enabler of activity allowing pedestrians and bikers to enjoy the scenic journey alongside The Drive. With a span of 3.7 kilometers, all the surrounding views surely will not be missed. To ensure the safety of bikers and pedestrians there are clear safety precautions throughout The Walk, connecting you safely and easily to the clubhouse.

Our Iconic 3.7km Long Stroll



A Picture Perfect Portrait

Embraced by two linear parks blossoming in serene settings, the architecture adorning Karmell pays homage to the raw materials traditionally used in Californian designs and gives them a modern edge with Smart home solutions, and vast, functional open spaces. It is a boldly innovative and inviting setting that gives a whole new style to life with selected flora that boosts that sweet Californian vibe.





Vibrant Convenience

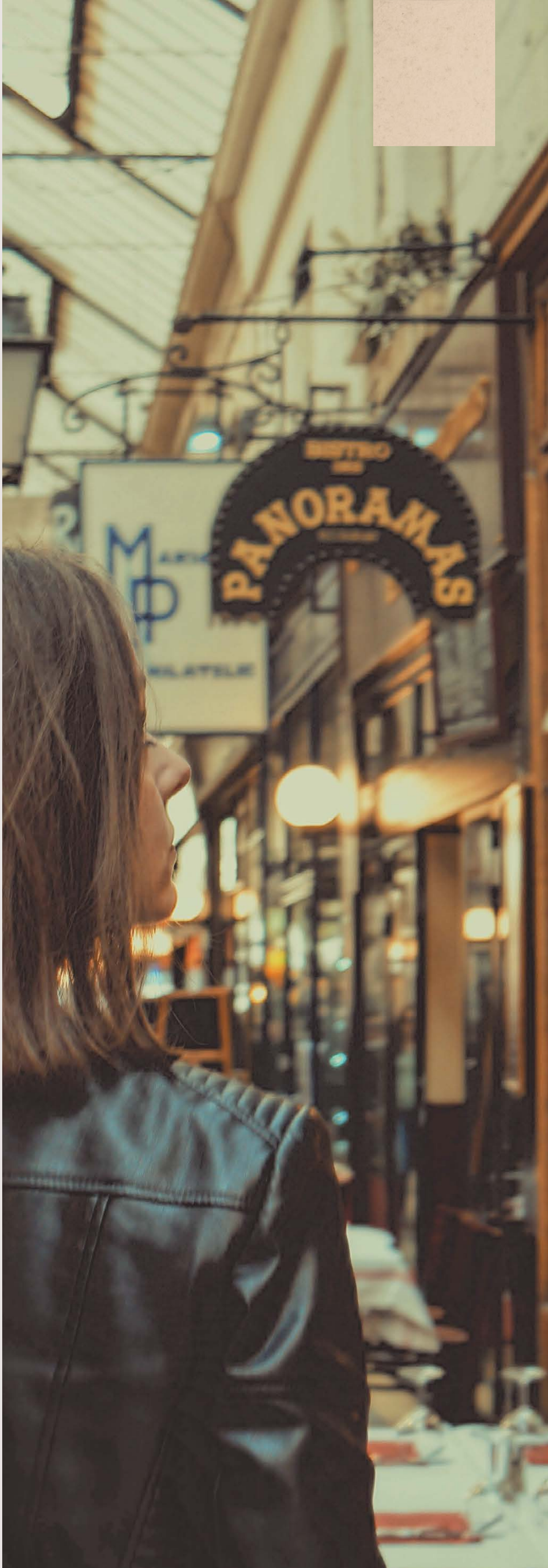
Around The Corner are pockets just steps away from your home where you can find several amenities like pharmacies, supermarkets, nurseries, clinics, shops and other accommodating outlets, catering to the convenience of each resident.

AROUND
the Corner

Karmell Downtown

Stroll and window-shop
along the charming streets
on your way home above
all the action.
It will be a recreational
space with a ground-floor
outlet and a pulsing feel
that will be the heartbeat
of the community.

DOWNTOWN
Karmell



Lush Greenways

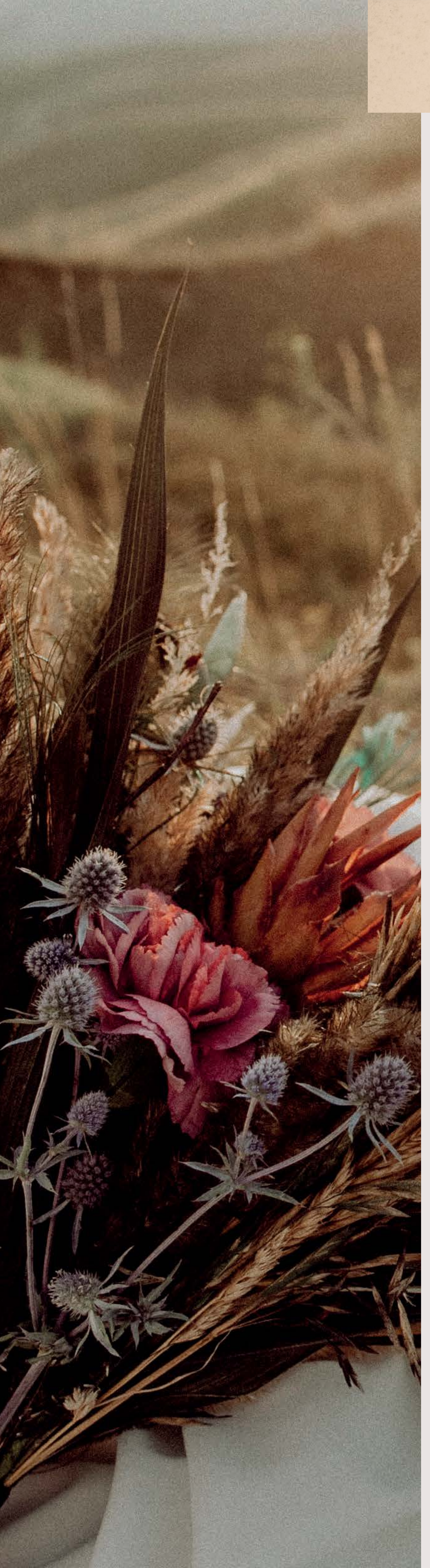
Oak Grove runs down the center of Karmell offering residents and visitors a one-of-a-kind stroll, providing ample shade and sun, depending on your preference. Have a seat on one of the many benches and admire the fantastical flora that abounds. Get to where you're going with a touch of inspiration in every step. The lush spines of Karmell connect you to all you could ever want in a breathtaking way.

OAK
Grove

The Clubhouse By Club S

Take your workout to the next level at Karmell's Club S where innovation and motivation play together seamlessly, blending with the surrounding scenic landscapes. This isn't your traditional sports club, this is a vibrant arena designed for your absolute betterment, only for those who are homeowners within the community. Experience revolutionary CrossFit programs and yoga styles or try out the gym, sports fields, or tennis courts. Interconnected cycling paths link the whole community together for more outdoor workouts.





The Heart Of Nature

Anchored by two linear parks bursting with color and serenity over 300 acres of pure open space, Karmell is introducing a whole new type of serendipitous beauty.



Karmell Park

Immerse yourself in the lush gardening experience at Karmell Grove park, with a thrilling playground for the kids, a delicious variety of food trucks, outdoor fitness areas, and spots for growing plants and foods.



Karmell

Perks

At Karmell you will enjoy a fully-fledged accommodating community tailored to your outright convenience. Managed by EDARA, there is little you have to worry about when it comes to getting things up and running for your home.



The Talk Of The Town

Karmell offers an exotic outdoor retail experience unlike any other, with gorgeous surrounding scenery. Street shops will keep you entertained as you walk through the lush landscaped area, discovering all you could possibly imagine.



VYE Town Center

Live, learn and innovate all under one state-of-the-art roof. Encapsulated with lush greenery where facilities are a stroll away, you will find flexible indoor and outdoor spaces for seminars, bazaars, wellness workshops and a host of welcoming activities. Rent prime office spaces that are highly adaptive to your needs.

VYE



Urban Villa

Featuring a new concept, Karmell Urban Villa is fitted with a sunroom that you can convert into a smart office, a gaming room, a surround-sound movie theater, or anything you can dream of. A Master Suite with a walk-in closet that is a room in and of itself, tailored to suit your style, compliments the hotel-like bathroom and private living room.



Urban Villa



Ground Floor

1st Floor

Roof Floor

Total Area	**288.42 sqm**
Built Up Area	**224.7 sqm**
Roof Terrace	**63.72 sqm**

1 MASTER BEDROOM + 2 BEDROOMS + KITCHEN + NANNY ROOM WITH BATHROOM + SUNROOM



DISCLAIMER:

- The interior shot is only an indicative theme.
- Finishing of the sunroom to be done by client.



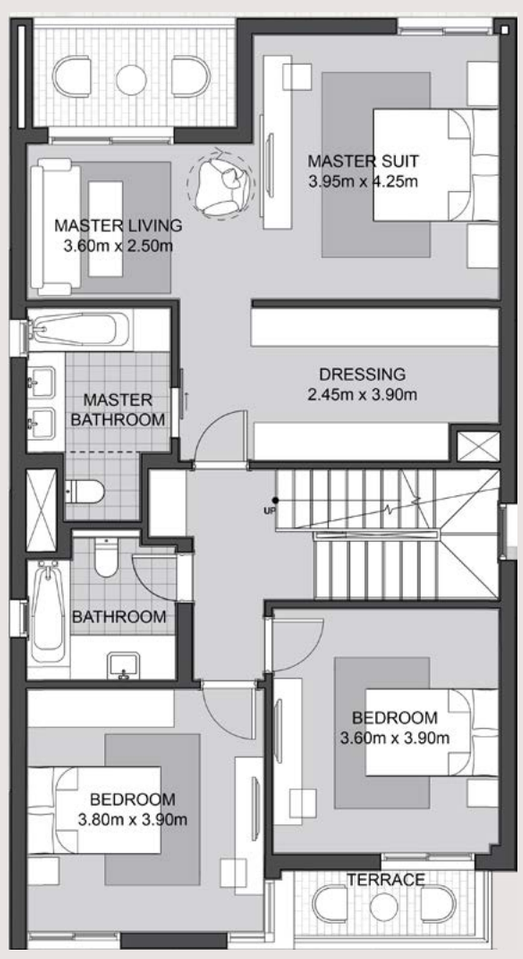
V1

Karmell V1 villas are built to enhance each Individual’s flourishing lifestyle. With the luxurious double kitchen, an innovative cooking experience is a must, paired with enough room to host and socialize with loved ones. All the space you need instead of room is available within the master suite with a walk in closet that is fully tailored to fit your style and comfort. Enjoy family nights with a view on the roof, with its own living room and bathroom.

V1



Ground Floor



1st Floor



Roof Floor

Total Area	**320.95 sqm**
Built Up Area	**251.25 sqm**
Roof Terrace	**69.7 sqm**

1 MASTER SUITE WITH LIVING + 2 BEDROOMS + OPEN AND CLOSED KITCHEN + NANNY ROOM WITH BATHROOM + LAUNDRY


THE FASHION BOOK



V2

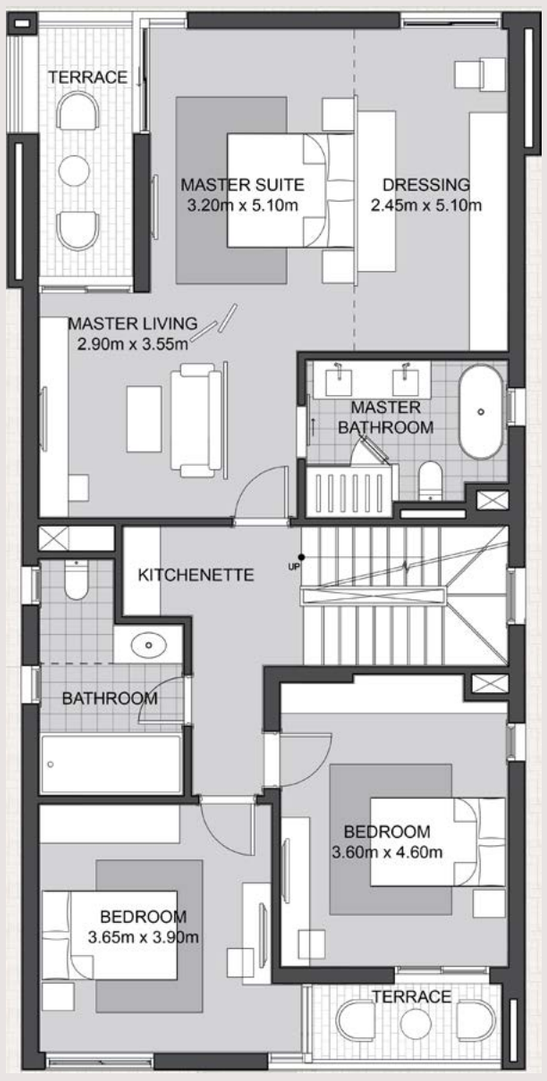
Karmell V2 villas are built to enhance each individual’s flourishing lifestyles. With the luxurious double kitchen, an innovative cooking experience is a must, paired with enough room to host and socialize with loved ones. Enjoy family nights with a view on the roof, with its own living room and bathroom. Finally, personalizing your space is necessary and available with the extra guest/study room that can be turned into any individual’s hobby space of choice.



V2



Ground Floor



1st Floor



Roof Floor

Total Area	**353.63 sqm**
Built Up Area	**287.29 sqm**
Roof Terrace	**66.34 sqm**

1 MASTER SUITE WITH LIVING + 2 BEDROOMS + STUDY/HOBBIES ROOM + OPEN AND CLOSED KITCHEN + NANNY ROOM WITH BATHROOM + LAUNDRY





V3

Karmell V3 villas are designed to elevate the quality of life for every resident. It Closets a master suite with his & hers Closets, in addition to that, there are 3 en-suite bedrooms. The double kitchen, equipped with luxurious amenities, offers a unique and enjoyable cooking experience. The vast space can comfortably accommodate socializing and hosting gatherings. The rooftop boasts breathtaking views, featuring a living room and bathroom making it perfect for wholesome family gatherings. Additionally, the extra guest/study room presents an opportunity for personalization and can be turned into a hobby space tailored to each individual´s interests.



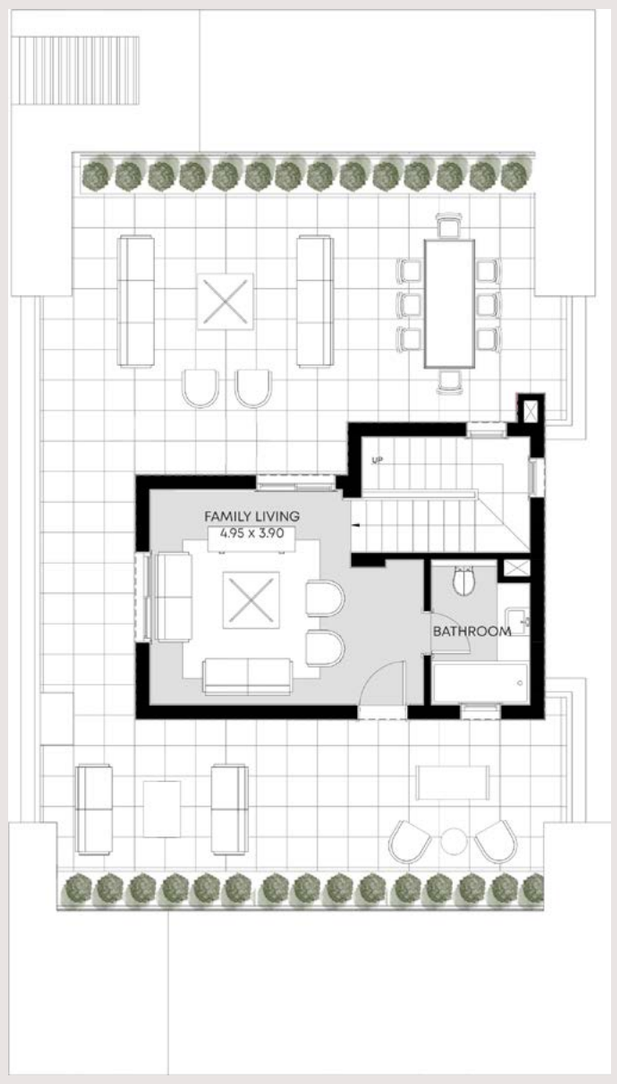
V3



Ground Floor



1st Floor



Roof Floor

Total Area	**476.98 sqm**
Built Up Area	**383.58 sqm**
Roof Terrace	**93.4 sqm**

1 MASTER SUITE WITH LIVING + 3 EN-SUITE BEDROOMS + STUDY/HOBBIES ROOM + OPEN AND CLOSED KITCHEN + NANNY ROOM WITH BATHROOM + LAUNDRY

Contact us at **16220**

Visit our website: **sodic.com** or simply visit one of our SODIC Sales Centres:

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